

E 3595510 B 8629 P 349-353  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/18/2024 11:26 AM  
FEE 0.00 Pgs: 5  
DEP AAM REC'D FOR FARMINGTON  
CITY

RETURNED

NOV 18 2024

REDEVELOPMENT AGENCY OF FARMINGTON CITY UTAH

ORDINANCE NO 2024-048

AN ORDINANCE OF THE RDA OF FARMINGTON CITY, UTAH, ADOPTING THE "AMENDMENT TO NORTH FARMINGTON STATION #1 COMMUNITY REINVESTMENT PROJECT AREA PLAN" (ORIGINAL PLAN DATED NOVEMBER 1, 2018 AND ADOPTED NOVEMBER 13, 2018; AMENDMENT TO PLAN DATED NOVEMBER 17, 2020 AND ADOPTED NOVEMBER 17, 2020; AMENDMENT TO PLAN DATED SEPTEMBER 3, 2024 AND ADOPTED DATED SEPTEMBER 3, 2024)

BE IT ORDAINED BY THE RDA OF FARMINGTON CITY, UTAH AS FOLLOWS:

SECTION I. That this Ordinance of Farmington City, Utah is hereby enacted to read as follows:

AMENDMENT TO NORTH FARMINGTON STATION #1 COMMUNITY REINVESTMENT PROJECT AREA PLAN (ORIGINAL PLAN DATED NOVEMBER 1, 2018 AND ADOPTED NOVEMBER 13, 2018; AMENDMENT TO PLAN DATED NOVEMBER 17, 2020 AND ADOPTED NOVEMBER 17, 2020; AMENDMENT TO PLAN DATED SEPTEMBER 3, 2024 AND ADOPTED DATED SEPTEMBER 3, 2024)

Sections:

1. Reasons for Adoption of Amendment to Plan
2. Adoption and Official Designation of Amendment to Plan.
3. Amendment to Project Area Boundaries.
4. Amendment to Plan Incorporated by Reference.
5. Effective Date.

**Section 1.** Reasons for Adoption of Amendment to Plan. It has become necessary to amend the North Farmington Station CRA1 ("Project Area") and related North Farmington Station CRA1 Project Area Plan ("Original Plan") by making adjustments to the legal description and map of the Project Area set forth in the Original Plan, as requested by the Governor's Office of Economic Opportunity (GOEO) Housing and Transit Reinvestment Zone (HTRZ) Committee in accordance to Section 17C-2-110(4)(a) of the Limited Purpose Local Government Entities - Community Reinvestment Agency Act subject to Subsection (4)(b), is acting to remove one or more parcels from the project area because the agency determines that each parcel removed is "no longer necessary or desirable to the project area."

**Section 2.** Adoption and Official Designation of Amendment to Plan. The Original Plan as amended by the Amendment to Plan is hereby designated as the official project area plan for the North Farmington Station CRA1 Project Area and supersedes and replaces the Original Plan. The RDA board hereby officially adopts the Amendment to Plan by this Ordinance, in accordance with the provisions of the Act, with the result that the legal description and map of the Project Area are modified and amended.

**Section 3.** Amended Project Area Boundaries. The legal description of the boundaries of the the North Farmington Station CRA1 Project Area, as amended and as described in the Amendment to the North Farmington Station CRA1 Project Area Plan is as described in Exhibit "A" together with an amended map of the Project Area.

**Section 4.** *Amendment to Plan Incorporated by Reference.* The Amendment to Plan is incorporated herein by reference, and made a part of this Ordinance. Copies of the Amendment to Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

**Section 5.** *Effective Date and Time.* This Ordinance shall take effect immediately upon adoption. Pursuant to the provisions of the Act, the Amendment to Plan shall become effective at the time of the first publication of a summary of this Ordinance.

PASSED AND APPROVED by the RDA of Farmington City, Utah this third Day of September 2024



Brett Anderson; Board Chair

ATTEST:



City Recorder



RDA board Record of Vote:

	AYE	NAY
Roger Child	X	
Scott Isaacson	X	
Amy Shumway	X	
Melissa Layton	X	
Alex Leeman	X	

## Exhibit A

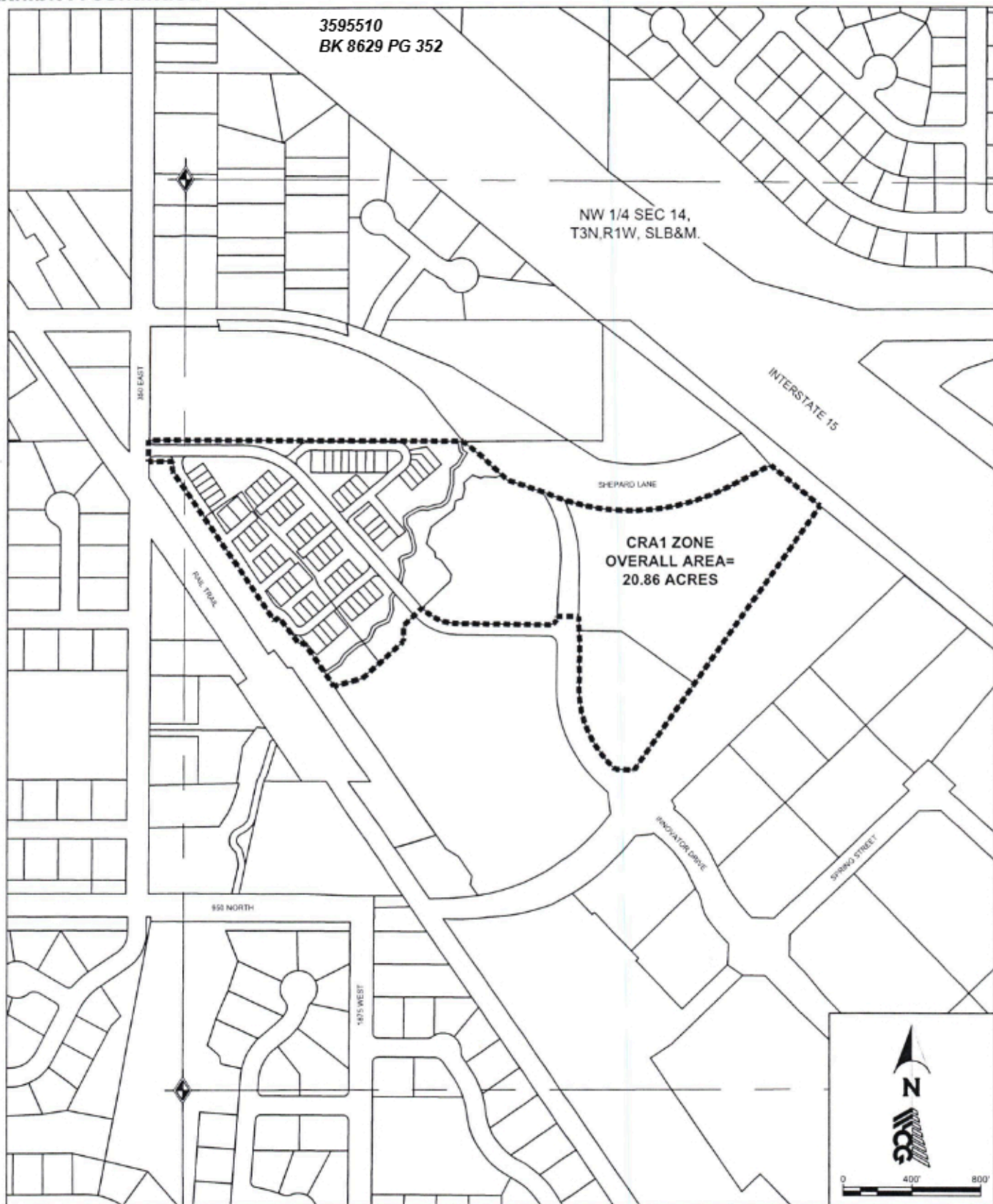
### CRA1 OVERALL LEGAL DESCRIPTION


BEGINNING AT THE NORTHWEST CORNER OF NORTH STATION MASTER PLAT, SAID CORNER BEING 1,180.58 FEET N.00°15'16"W. ALONG THE QUARTER SECTION LINE AND 2,196.06 FEET S.89°44'44"W. FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING BEING N.00°15'16"W. 2,627.27 FEET BETWEEN THE CENTER OF SECTION AND THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN) RUNNING THENCE ALONG SAID NORTH STATION MASTER PLAT THE FOLLOWING FOUR (4) COURSES: (1) N.74°31'07"E. 82.39 FEET; (2) N.48°19'35"E. 161.59 FEET; (3) N.00°25'01"E. 46.41 FEET; (4) N.46°29'20"E. 76.67 FEET TO THE SOUTHWEST CORNER OF PARCEL C1, NORTH STATION MASTER PLAT; THENCE ALONG SAID PARCEL C1 BOUNDARIES THE FOLLOWING FOUR (4) COURSES: (1) S.41°53'21"E. 2.15 FEET; (2) SOUTHEASTERLY 110.00 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 133.50 FEET, AND A CENTRAL ANGLE OF 47°12'41" (CHORD 106.92 FEET, CHORD BEARING S.65°29'42"E.); (3) S.89°06'02"E. 270.38 FEET; (4) NORTHEASTERLY 39.38 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°14'52" (CHORD 35.43 FEET, CHORD BEARING N.45°46'32"E.); THENCE S.89°27'02"E. 61.00 FEET TO THE EAST RIGHT OF WAY LINE OF SHEPARD LANE WEST; THENCE ALONG SAID EAST LINE THE FOLLOWING SIX (6) COURSES: (1) S.02°08'28"E. 82.10 FEET; (2) S.00°39'06"W. 104.00 FEET; (3) S.01°50'43"W. 9.72 FEET; (4) SOUTHERLY 80.04 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 324.52 FEET, AND A CENTRAL ANGLE OF 14°07'53" (CHORD 79.84 FEET, CHORD BEARING S.05°07'49"E.); (5) SOUTHERLY 198.68 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.50 FEET, AND A CENTRAL ANGLE OF 34°58'23" (CHORD 195.61 FEET, CHORD BEARING S.30°57'33"E.); (6) S.87°00'41"E. 54.25 FEET TO THE NORTHERLY LINE OF NORTH STATION LANE; THENCE N.35°15'46"E. 938.58 FEET ALONG SAID NORTHERLY LINE, TO THE EAST LINE OF NORTH STATION MASTER PLAT; THENCE ALONG SAID NORTH STATION MASTER PLAT BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) N.50°30'13"W. 186.44 FEET; (2) S.62°40'39"W. 133.38 FEET; (3) WESTERLY 563.43 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 632.96 FEET, AND A CENTRAL ANGLE OF 51°00'07" (CHORD 545.01 FEET, CHORD BEARING S.88°10'42"W.); (4) N.71°24'02"W. 113.83 FEET; (5) N.47°06'40"W. 21.90 FEET TO THE EAST CORNER OF ARROWGATE PHASE 1 SUBDIVISION, RECORDED AS ENTRY NUMBER 3263392, BOOK 7540, PAGE 606, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING ELEVEN (11) COURSES: (1) N.47°06'06"W. 85.94 FEET (N.47°12'05"W. BY RECORD); (2) N.50°49'21"W. 61.93 FEET (N.50°55'20"W. BY RECORD); (3) N.89°40'50"W. 919.74 FEET (N.89°46'49"W. BY RECORD); (4) S.00°19'10"W. 62.00 FEET (S.00°13'11"W. BY RECORD); (5) S.89°40'50"E. 70.00 FEET (S.89°46'49"E. BY RECORD); (6) S.00°19'10"W. 27.50 FEET (S.00°13'11"W. BY RECORD); (7) S.34°36'25"E. 530.10 FEET (S.34°42'24"E. BY RECORD); (8) N.55°23'35"E. 16.14 FEET (N.55°17'36"E. BY RECORD); (9) S.37°51'25"E. 95.55 FEET (S.37°57'24"E. BY RECORD); (10) S.89°40'50"E. 16.40 FEET (S.89°46'49"E. BY RECORD); (11) S.34°36'25"E. 151.32 FEET (S.34°42'24"E. BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 908,601 SQUARE FEET OR 20.859 ACRES, MORE OR LESS.

(NOTE: ROTATE THE ABOVE BEARINGS CLOCKWISE 0°14'50" TO MATCH STATE PLANE COORDINATE SYSTEM BEARINGS AS PUBLISHED ON THE DAVIS COUNTY SURVEYOR'S OFFICE TOWNSHIP REFERENCE PLAT FOR TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN)

File Path: G:\Shared drives\2024 Projects\24-643 Farmington Zoning\09\_Data\Survey\24643\_Farmington\_CRA1\_ZONE\_Exhibit.dwg Aug 06, 2024 - 1:25pm



PROJECT	FARMINGTON CITY ZONES	 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173	REVISIONS			
	ZONE CRA1					
PROJECT NUMBER	24-643	FARMINGTON CITY 160 S. MAIN STREET, FARMINGTON, UT, 84025				
ZONE CRA1 EXHIBIT		SCALE: 1" = 400'	DATE: 06/06/2024	DESIGNED BY: DJA	CHECKED BY: KT	
		NO.	REMARKS	BY	DATE	

Pt:

08-057-0047	08-635-0107	08-635-0129	08-635-0150
08-057-0055	08-635-0108	08-635-0130	08-635-0151
08-057-0059	08-635-0109	08-635-0131	08-638-0201
08-057-0074	08-635-0110	08-635-0132	08-638-0202
08-057-0075	08-635-0111	08-635-0133	08-638-0203
08-057-0076	08-635-0112	08-635-0134	08-638-0204
08-057-0077	08-635-0113	08-635-0135	08-638-0205
08-057-0080	08-635-0114	08-635-0136	08-638-0206
08-057-0081	08-635-0115	08-635-0137	08-638-0207
08-057-0082	08-635-0116	08-635-0138	08-638-0208
08-057-0085	08-635-0117	08-635-0139	08-638-0209
08-059-0041	08-635-0118	08-635-0140	08-638-0210
08-059-0045	08-635-0119	08-635-0141	08-638-0211
08-059-0068	08-635-0120	08-635-0142	08-638-0212
08-059-0069	08-635-0121	08-635-0143	08-638-0213
08-635-0152	08-635-0122	08-635-0144	08-638-0214
08-635-0153	08-635-0123	08-635-0145	08-638-0215
08-635-0154	08-635-0124	08-635-0146	08-638-0216
08-635-0155	08-635-0125	08-635-0147	08-638-0217
08-635-0104	08-635-0126	08-635-0148	08-638-0218
08-635-0105	08-635-0127	08-635-0149	08-638-0219
08-635-0106	08-635-0128		